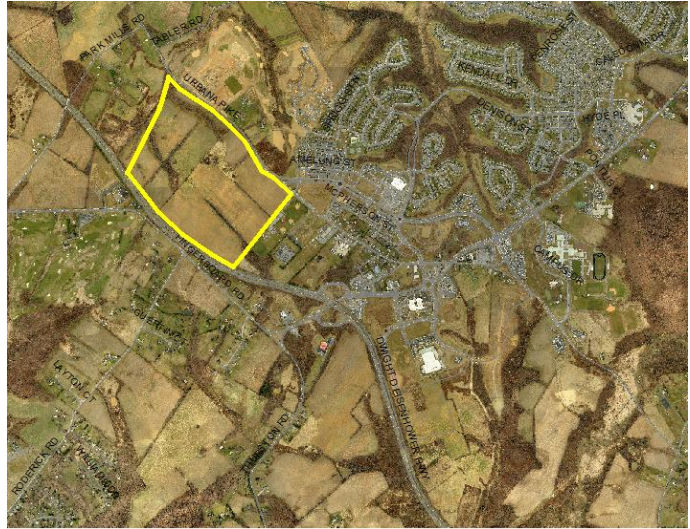


URBANA NORTHERN MIXED USE DEVELOPMENT (MXD)

DEVELOPMENT SUMMARY

- 181 Acres
- 610 Proposed Dwelling Units (all age)
 - 80 Single Family Detached
 - 530 Single Family Attached up to 128 Multi-Family flats may substitute
- 1,950,000 sq. ft. of Employment Uses
- Up to 50,000 sq. ft. of Commercial Uses
- Comp Plan Designation for Employment Uses since 1984 County Comprehensive Plan
- First rezoned to MXD in 2006 (R-06-01).
- Amended (#R-06-01-A) in December 2012 to increase the number of dwellings by 110.
- DRRA application (DRRA-12-03) under review. Incorporates all Urbana-area Natelli projects.
- Current School Districts - Urbana ES, Urbana MS, and Urbana HS



DEVELOPMENT RESPONSIBILITIES

As this development is under APFO review, not all mitigating responsibilities have been finalized, however it is expected that the development will be responsible for and/or has either proposed, or is required to provide per the approved Phase 1 Rezoning the following:

ROADS

- Developer reserving 70 ft. wide right-of-way for I-270 Transitway
- Designing internal layout for potential connection to Park Mills Road, parcels north of project site
- Participation in escrow payment in the MD 355/MD 80 Vicinity

SCHOOLS

- Dedication of an @ 12.5 acre site for future elementary school
- Estimated school impact (\$7.7M) and school construction/mitigation (\$5.38M) fees - @ \$13,090,000
- Pre-payment of \$250,000 of School Construction Fees to accelerate design for new elementary school

For more information refer to the Community Development Division web page at:

www.frederickcountymd.gov/communitydevelopment